



MINUTES OF THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Commissioners  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

Executive Director of the Housing Authority

At its meeting held April 6, 2004 the Board, acting as the Board of Commissioners of the Housing Authority, took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Hearing to consider the proposed Housing Authority Agency Plan which consists of a Five Year Plan for Fiscal Years 2004-08 and an Annual Plan for Fiscal Year 2004-05 which updates the Housing Authority's program goals, major policies and financial resources, and includes the Capital Fund Annual Statement and Five-Year Action Plan, Admissions and Continued Occupancy Policy (ACOP) for the Conventional Public Housing Program, and Section 8 Tenant-Based Program Administrative Plan (All Districts); also authorize the Executive Director to execute all documents required to receive from the U.S. Department of Housing and Urban Development a total of \$5,768,891 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 1,337 housing units at six Conventional Public Housing Program developments throughout the County, as further described in the attached letter dated April 6, 2004 from the Executive Director of the Housing Authority.

The following statement was entered into the record for Supervisor Burke (identified as Agenda No. 62-B):

"In accordance with the Quality Housing and Work Responsibility Act of 1998, the Housing Authority is required to complete an Agency Plan that identifies program goals, major policies, and financial resources for both the Conventional Public Housing and Section 8 Tenant-Based Programs.

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“The U.S. Department of Housing and Urban Development (HUD) has clarified Federal regulations that now require changes to the Agency Plan presented on today's agenda. In addition, the Housing Authority's legal counsel has clarified Housing Authority policy, also affecting the Agency Plan.

“In accordance with Federal regulations, the Housing Authority is required to conduct criminal background checks for all Section 8 applicants and new household members. The regulations also allow for criminal background checks for families transferring from other jurisdictions, which is considered portability. The Housing Authority will now conduct criminal background checks for all portabilities.

“The Housing Authority currently denies housing assistance to any adult applicant if it discovers that the applicant is subject to sex offender lifetime registration under a state registration program. The Housing Authority is complying with additional Federal regulations to expand this policy to include minors. The Housing Authority sex offender policy will now include minors from 13 years of age or older.

“Additionally, if the Housing Authority discovers that a current public housing resident or Section 8 participant is on the sex offender registration list, the Housing Authority will review the matter on a case-by-case basis. The Housing Authority will consult with law enforcement and legal counsel and take appropriate actions based on its findings.

“The Housing Authority's current drug-related criminal activity policy states Section 8 rental assistance may be terminated when a member of a household receiving assistance has been involved in drug-related crime on or off the premises. The policy has been revised to mirror the approved policy for Conventional Public Housing, in that if the criminal activity occurs within 1,000 feet of the assisted unit, the Housing Authority may propose termination of the household's rental assistance.

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“The Agency Plan also includes provisions for Conventional Public Housing residents, who are state-licensed childcare providers, to provide childcare in their units. To provide flexibility for these residents, Property Supervisor approval is no longer needed before commencing a Childcare Home Occupation.

“The Housing Authority also plans to use Capital Fund Program funds to repay a proposed 30-month Community Development Block Grant (CDBG) Float Loan. The Float Loan, between the County and the Housing Authority, will be presented to the Board in May and will seek to use \$6,200,000 in Countywide CDBG funds to complete rehabilitation projects at the following housing developments: Nueva Maravilla in unincorporated East Los Angeles; Carmelitos in the City of Long Beach; Harbor Hills in the City of Lomita; Orchard Arms in Valencia; Foothill Villa in La Crescenta; and Southbay Gardens in unincorporated South Los Angeles.

“I therefore recommend that the Board:

1. Instruct the Executive Director of the Housing Authority to amend the current Agency Plan to incorporate revised policies for criminal background checks, drug-related criminal activity, an expanded lifetime sex offender policy and childcare home occupation; and
2. Instruct the Executive Director to amend the Agency Plan to include the utilization of the Community Development Block Grant Float Loan for \$6,200,000 for the completion of projects in Public Housing developments, upon approval by the Board of Supervisors and Board of Commissioners of the Housing Authority.”

Opportunity was given for interested persons to address the Board. No interested persons addressed the Board.

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On motion of Supervisor Burke, seconded by Supervisor Antonovich, unanimously carried, the Board acting as the Board of Commissioners of the Housing Authority closed the hearing and took the following actions:

1. Amended the current Agency Plan to incorporate revised policies for criminal background checks, drug-related criminal activity, an expanded lifetime sex offender policy and childcare home occupation;
2. Amended the Agency Plan to include the utilization of the Community Development Block Grant Float Loan for \$6,200,000 for the completion of projects in Public Housing developments, upon approval by the Board of Supervisors and Board of Commissioners of the Housing Authority;
3. Approved as amended the Agency Plan which consists of a Five Year Plan for Fiscal Years 2004-08 and an Annual Plan for Fiscal Year 2004-05 which updates the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Annual Statement and Five-Year Action Plan, Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, and Section 8 Tenant-Based Program Administrative Plan;
4. Adopted and instructed the Chairman to sign the attached Resolution approving the amended Agency Plan for submission to HUD and authorizing the Executive Director of the Housing Authority to take all actions required for implementation of the amended Agency Plan;
5. Authorized the Executive Director of the Housing Authority to execute all documents required to receive from HUD a total of \$5,768,891 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 1,337 housing units at six Conventional Public Housing Program developments throughout Los Angeles County; and

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6. Authorized the Executive Director of the Housing Authority to incorporate into the Agency Plan all public comments received and approved by the Board for inclusion in the Plan, and to submit the Agency Plan to HUD by April 17, 2004.

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#### Attachments

#### Copies distributed:

- Each Supervisor
- Chief Administrative Officer
- County Counsel